

HISTORIC AREA COMMISSION  
New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
August 19, 2010

Present: Sally Monigle, Chairperson  
Doug Heckrotte  
David Bird  
Tom McDowell

Absent: Bill Hentkowski

City Personnel: Debby Pullan, Inspection Department

Mrs. Monigle called the meeting to order at 5:10 p.m. Roll call followed.

**OLD APPLICATIONS**

**K. Wipf, 221 Harmony Street**

Replace 9 windows.

Discussion: HAC continued this application in the absence of the applicant at the June meeting. The applicant did keep the old door per HAC's request. They suggest that some of the original configuration windows be saved rather than replacing them. The applicant wishes to replace all the windows. Mr. McDowell questioned fellow Commission members why they request the old windows be salvaged. Mrs. Monigle responded that HAC concentrates on preserving. Mr. McDowell commented he had visited the site and suggested the applicant be permitted to replace the windows but save the glass. The applicant said all the windows on the left side of the house need to be replaced. She prefers not to install storm windows. HAC suggested in June that the multi-pane windows be replaced with 2 over 2. Mr. McDowell disputed Mr. Hentkowski's statement in June saying there is no benefit to double-pane new windows over old windows. Thermal pane does have a higher 'R' value than single pane and the State allows an energy credit for using this type of window. He is against using aluminum storm windows because they are not historical.

**Action: Mr. McDowell suggested replacing the existing windows using 2 over 2 thermal pane sashes. The applicant requested nine (9) but there are two (2) that are 6 over 6 on the third floor that are not included in the application. She is amending her application to include the two (2) windows on the third floor making the total windows to be replaced at eleven (11). Discussion followed. Mr. Bird made a motion to vote on the application as submitted. Mr. Heckrotte seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**J. Day, 100 W. 3<sup>rd</sup> Street**

Revised plans to build single family home on 2 lots.

Discussion: This application was continued in June due to several concerns HAC asked to be addressed. The contractor, Dan Burris, was on hand and used several drawings/plans to illustrate changes that were made as a result of HAC's earlier

concerns. The height of the house has been lowered and interior square footage is tighter as a result. Mr. Heckrotte questioned the drawing presented for the house across the street (Marini). Mr. Burris acknowledged that they were not able to get this information from the City, rather, Mr. Day obtained from the Marini's builder. HAC desired to see the elevation plan. The driveway will come off South Street. When Mr. Day purchased the lot he entered into an easement with neighbor Bruce Gordon to provide parking for Mr. Gordon and two parking spots to be put in when the house is built. Mr. McDowell is familiar with this agreement. Mr. Day acknowledged that he currently maintains the lawn and trees/bushes, including some City property. Mrs. Monigle state the house will appear to be very large from South Street unless it is protected by the shrubbery and such that currently exists on the lot and asked if the applicant had spoken to the City about this. Mr. Heckrotte noted that this proposed house is bigger than the Marini house. Mr. Day noted that the Marini house sits on a smaller lot than his lot and also stated that the official record plan for his lot called for two (2) 11' wide homes on the lot which went before HAC and the Planning Commission in the late 1990s. Mr. Day 'traded' the two parking spaces for a garage and a bedroom over the garage. Mrs. Monigle asked if there was any way the garage section could be lowered. Discussion about garage dimensions and roof line took place. Mr. Day said all the roofs are 9 feet. Mr. Heckrotte stated the roof can be dropped down 2-1/2 to 3 feet and will not affect living space. Discussion about other structural dimensions followed. Mrs. Monigle reiterated her concern with size and mass of this structure. Mr. Bird suggested Mr. Day speak with the Tree Commission to plant appropriate street trees on the property the City owns to help offset the home.

**Action: Mr. McDowell made a motion to approve the application on a provision the roof line on the garage be lowered per our discussion. Mr. Bird seconded the motion. Mr. Heckrotte amended the motion by stating we are voting on the application as submitted, the roof line on the garage to be lowered, and that the litany be followed. Mr. McDowell accepted the amendment; Mr. Bird seconded the amendment.** Mr. Heckrotte still has concerns with the door hood and the windows on the stucco side do not look correct because they do not have sills. Mr. Burris offered they will modify whatever HAC requests.

Mr. Heckrotte suggested withdrawing the motion. He asked for drawings modified to reflect a series of changes and then vote on the project. Items to be modified also included the door frame trim should match windows and doors on the garage, need to see what the wood screen door looks like, need a railing inside/outside the screens (not a guardrail), location of half round gutters/round downspouts, treads need to be the same width on all the steps, and lattice work on bottom of porch should stop at posts. A catalog cut of the garage door and railing was also requested. The applicant and contractor were instructed to provide their revised drawings to Mr. Jeff Bergstrom when they are ready and his office will provide same to HAC members for their review. Mr. McDowell disagreed with withdrawing the motion. A vote was called.

**Disposition: The amended motion was approved by unanimous vote.**

**J. McAdams, 222 East 2<sup>nd</sup> Street**

Returning with additional info on fence permit.

Discussion: The applicant had selected one of the approved fences and now notes he would like a fence like his neighbor at 232 East 2<sup>nd</sup> Street (Wilson) or one that is historically approved.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that a member of HAC looks at Mr. Wilson's fence or select an approved fence for the applicant. It will not be shadow box. Mr. Bird seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**NEW APPLICATIONS**

**B. Blest, 130 East 3<sup>rd</sup> Street**

Remove and replace old concrete on side of house and pour new concrete pad and steps with railing.

**Action: Mr. Bird made a motion to vote on the application as submitted. Mr. McDowell seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**A. Boland, 124 Delaware Street**

Build 16'X15' brick patio at rear of property.

Discussion: The site has been excavated.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso the litany be followed, particularly concerning brick choice, either real antique brick pavers or Glen Gary 52DD, and a strong suggestion that the grading be fixed. There is a stack of used brick onsite that is not appropriate. Mr. Bird seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**\*\*Mr. Heckrotte noted with respect to this property--the 4-side windows previously approved by HAC were done very badly (ex.-upper sash nailed into place, sill design) and aluminum siding has been caulked against the window trim.**

**Action: Mr. Heckrotte made a motion to instruct Mr. Bergstrom to go to the site and review the work. It is not within HAC's approval for work to be done. Mr. Bird seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**N.C. Historical Society, 2 East 4<sup>th</sup> Street**

Lift and relay 800sf of brick sidewalk on Delaware Street side.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. McDowell seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**J. Swanson, 18 E. 4<sup>th</sup> Street**

Repoint front brick wall in kind.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted.**

**Mr. McDowell seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**S. Hannell, 409 Harmony Street**

Replace windows (8).

Discussion: The contractor (S. Berry) provided a description of the job. He plans on using a Marvin double-hung insert. Tilt packs have issues with sill bevels. The Marvin window is full wood exterior and is a bit wider than a standard replacement window. *(Lengthy discussion about window sizes and tilt packs followed.)*

Mr. Heckrotte does not like the change in profile and explained his position. The windows are not original to the house. He said the brick mold can remain and put the window back to the same sash opening as present. He also suggested a wide center bar which Marvin manufacturers. *(Additional discussion about window materials took place.)* HAC would like to see the same sash size.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that Marvin tilt backs be used rather than Marvin insert windows and that the true divided light (not simulated divided light) will be with the wide vertical muntin. Mr. Bird seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**P. Stallard, 4 the Strand**

4' high hoop & spear iron fence on Delaware Street side.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso they must show HAC a photo or drawing of fence design they wish to install before our next meeting. Mr. Bird seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**J & B Realty, 125 Delaware Street**

Repoint exterior brick and replace outside lights at entry doors.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the small area of brick work that has been done will be redone correctly and the second area of brick on the Delaware Street side be done as a sample for approval. HAC's complaint is the pointing is too wide and overlaps the brick. Also, some of the brick on the Delaware Street side from a previous repair is not face brick, it is common brick, and needs to be addressed. Lastly, HAC needs to see catalog cuts for proposed light fixtures for approval. Mr. Bird seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**N. Bustamante, 315 Harmony Street**

Install aluminum storm window painted to match trim and meeting rails to match window.

Discussion: Mr. Heckrotte expressed his concern with the black window sashes on this house. The litany states that storm windows be painted the same color as the trim. Aluminum storm windows are on the house. Mr. McDowell is against the storm windows and believes they should replace the sashes if storm windows are being put on. Mr. Heckrotte informed there is antique sash on the house. *(Brief discussion.)*

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Bird seconded the motion.**

**Disposition: The motion was approved by a vote of 3-1. Mr. McDowell voted against the motion citing his opposition to storm windows.**

### **EMERGENCY REPAIRS**

**L. Deemer, 209 Harmony Street**

Air condenser placement approval.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted.**

**Mr. Bird seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**J. Gielow, 30 W. 4<sup>th</sup> Street**

Replace water service. Take up brick sidewalk and replace with same bricks.

**Action: Mr. Bird made a motion to vote on the application as submitted.**

**Disposition: The motion was approved by unanimous vote.**

**A. Hoffman, 201 Harmony Street**

Take up brick sidewalk, level and replace same bricks.

**Action: Mr. Bird made a motion to vote on the application as submitted with the proviso that the construction be reviewed by the Tree Commission for proper treatment of the existing tree root. Mr. Heckrotte seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**S. Duncan, 23 The Strand**

Replace rear steps due to leaking and fix corner of porch.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the steps be rebuilt correctly and safely. Currently the top riser is approximately 4" above the other risers creating a safety hazard.**

**Finished work has to be painted and the steps should have nosing, reset gutters on the rear porch, and HAC wants to see the railing to be used on the back porch. Mr. Bergstrom needs to review the work. Mr. Bird seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Hentkowski seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**Approval of Minutes – Mr. Bird made a motion to approve the June meeting minutes as amended. Mr. Heckrotte seconded the motion. The meeting minutes for June were approved.**

Meeting minutes for July were not available for review tonight, therefore, approval will be deferred until September.

**New Business**

Mrs. Monigle announced that Mr. Bird has submitted his resignation effective when his replacement is named. Mr. Bird is the Planning Commission's representative and City Council will need to appoint someone from that body.

Due to a scheduling matter, the September HAC meeting date will be changed to September 23, 2010.

**Adjournment** -- There being no further business to address, a motion to adjourn the meeting was made and seconded. The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

*Debbie Turner*

Debbie Turner, Stenographer